



Seven Pines, 1 Moorcourt Close







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Sidmouth, Devon, EX10 8SU

What3Words: ///statue.method.eagle

An impressive architect designed period residence occupying an elevated position with attractive valley and sea views, set within mature gardens of approximately 0.5 acres

- RW Sampson Designed Home
- Four Double Bedrooms
- Southerly Conservatory
- Mature Gardens
- Freehold
- Beautifully Renovated
- Three Reception Rooms
- Large Sun Terrace
- Driveway and Ample Parking
- Council Tax Band E

Guide Price £1,250,000

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## SITUATION

Occupying a beautifully elevated position with views towards the sea, offering tranquillity while remaining close to the vibrant heart of Sidmouth.

Sidmouth, noted for its long esplanade, beaches and public gardens, has a range of quality shops and amenities, as well as recreational facilities including swimming pool, sailing club, cricket, tennis and croquet clubs, and a popular golf course. The popular coastal villages of Branscombe and Beer are located towards the east, whilst the coastline has been awarded international recognition as a World Heritage Site noted for its geological interest and dramatic cliffs and beaches.

## DESCRIPTION

Designed by the renowned local architect R.W. Sampson, the property has been extensively improved and refurbished by the current owners and now offers well presented, light filled accommodation arranged over two floors. Period features have been retained and complemented by high quality contemporary finishes throughout.

The accommodation is approached via a spacious reception hall, from which the principal reception rooms are accessed. These include a sitting room with feature fireplace and woodburning stove, a family room with bay window and fireplace, and a study. The kitchen/dining room is a particularly attractive space, fitted with a range of units incorporating integrated appliances, stone work surfaces and a breakfast bar. French doors open directly onto the garden, creating an excellent connection between the indoor and outdoor space. A useful walk through utility room adjoins the kitchen and leads to a conservatory enjoying a southerly aspect and views over the gardens.

On the first floor, a galleried landing gives access to four double bedrooms and the family bathroom. The principal bedroom enjoys far reaching views towards the sea and benefits from fitted wardrobes and an en suite shower room. A guest bedroom has direct access onto a generous wrap around decked terrace overlooking the gardens, whilst a further dual aspect bedroom features a Juliet balcony. Several of the bedrooms enjoy attractive views across the surrounding valley and coastline.





## OUTSIDE

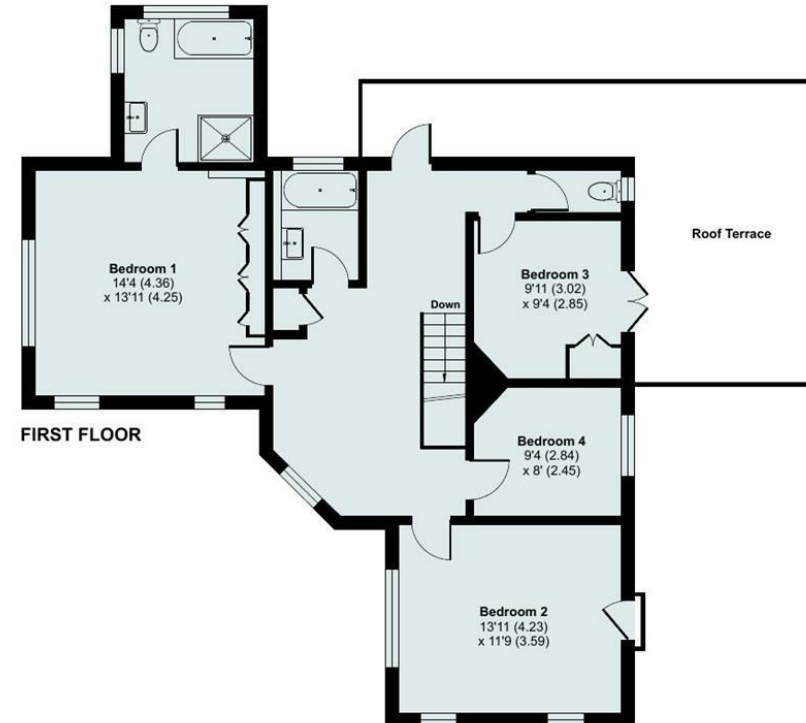
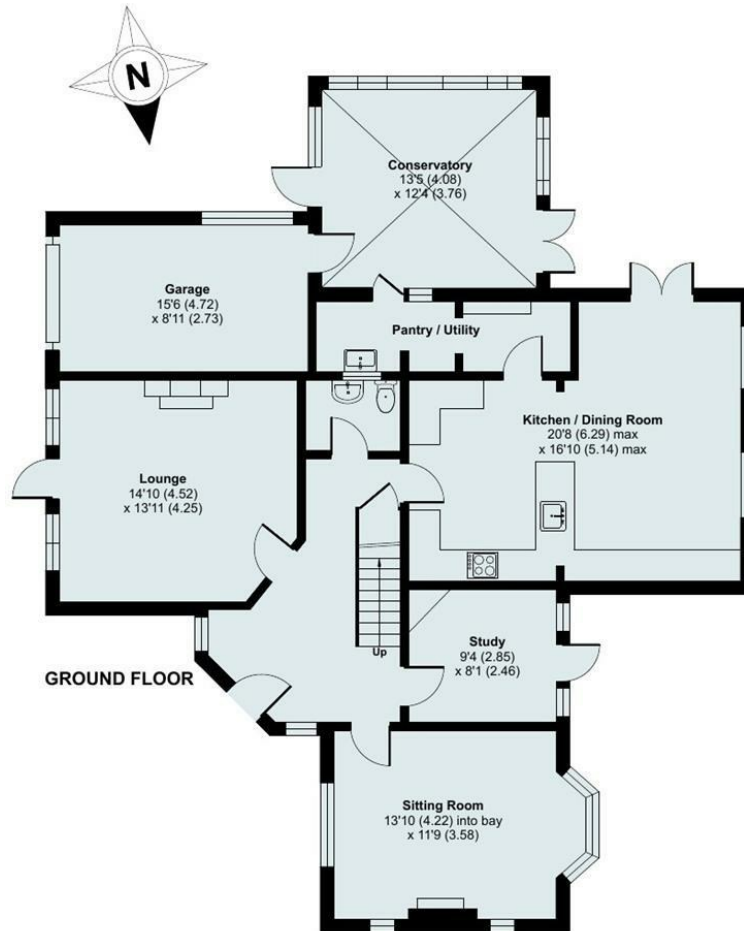
The property is approached via a private brick paved driveway leading to a generous parking area providing space for multiple vehicles. The front garden is principally laid to lawn and bordered by a variety of mature shrubs, trees and planting, creating an attractive approach. Steps rise to the house, where further parking for two vehicles are available, with additional access from the adjoining cul-de-sac.

To one side of the property is a paved seating terrace adjoining the conservatory, providing an ideal space for outdoor dining and entertaining. The rear garden is predominantly laid to lawn and enjoys a good degree of privacy, with established planting and mature boundaries. A substantial first floor decked terrace, accessed from both the landing and one of the bedrooms, provides an excellent space for entertaining and outdoor seating, whilst taking full advantage of views across the gardens and surrounding landscape.

## SERVICES

All mains services connected. Gas central heating. Wood burner. EV Charging point.

Good mobile signal with all major networks. Superfast broadband available (Ofcom, 2026).



Approximate Area = 2115 sq ft / 196.4 sq m  
 Garage = 142 sq ft / 13.1 sq m  
 Total = 2257 sq ft / 209.5 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n1xhcom 2025



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>77</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>58</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| <b>England &amp; Wales</b>                  |           |                         |
|                                             |           | EU Directive 2002/91/EC |



